



SUMMER / FALL 2019

CITY OF MARSHALL
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1. **WELCOME:** Welcome to the second issue of our biannual newsletter brought to you by the Community Planning Department. Our intentions are to address issues that may be of interest to the general construction community, both Code and operations related. We would also like to invite questions and suggestions, so we may address them in the upcoming issues of this newsletter. Enjoy!

2. **STATISTICS:** The first half of the year was very busy for our Department. We approved 338 building, plumbing and sign permits with a total valuation of \$11.9 million, which is higher than in the first 6 months in 2018. Large portions of those projects are reroofing projects due to the last year hail storm. Some of the largest projects include Southwest Coaches Bus Garage, a new UCAP Headstart building, and the former K-Mart building remodeling into Ashley Home Furniture and Hobby Lobby.



3. **CONSTRUCTION DOCUMENTS:** The Minnesota State Building Code requires construction documents to be submitted with building permit applications. Construction



documents “shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the code and relevant laws, ordinances, rules, and regulations.” The Building Official may waive this requirement for straightforward projects such as simple exterior remodeling projects or residential water heater replacement. A reviewed set of construction

documents is stamped by the Building Official and sent back to an applicant along with an approved building permit. This stamped set of drawings must be present on the job site at all times, so it is important that a contractor or subcontractor who actually does the job receives it and keeps it on site for his reference.

4. **LEGAL:** The State Statutes and Rules require that, for some commercial projects, construction documents be prepared by a licensed design professional, i.e. an architect and/or engineer. The requirement is based on the building use and, in some cases, building size. For example, schools and daycare facilities always require an architect but small restaurants (under 1,000 SF and seating not more than 20 people) do not; apartments with more than 3 units also require an architect. Please call us to determine if your commercial project needs an architect and/or an engineer.



5. **SPECIAL INSPECTIONS:** The Building Code requires that certain commercial projects be subject to additional inspections by an independent testing agency in addition to our Department inspections. Most of those Special Inspections are structural in nature, such as soils bearing capacity, concrete strength, and quality of structural steel welding. A structural engineer usually determines, based on specific Code requirements, if these inspections are required. If required, they fill out and sign a standard form, which shall also be signed by the architect, owner, contractor, and a testing company representative. This form shall then be submitted to our Department for review and approval prior to construction.

6. **PLUMBING:** Minnesota Department of Labor and Industry changed its policy several years ago and now allows some minor plumbing projects to be reviewed locally rather than being sent to them for review. Their website explains what a “minor remodel” is and what conditions it has to meet. A checklist to determine if a projects qualifies is available here



http://www.dli.mn.gov/sites/default/files/pdf/plumbing_plan_check.pdf, but the major requirement is the number of new plumbing fixtures that must not be more than five. State licensed facilities and food related establishments are always reviewed by the State.

7. **VALUATION POLICY:** The Building Code requires that the building permit applicant provides an estimated project value which must include both labor and materials. It also gives the Building Official the authority to set the final valuation. In the beginning of this year, our Department created a Valuation Policy, which lists values per unit of construction (such as a square foot or number of windows) that may be used to calculate minimum estimated values for residential construction. This policy has been posted on the City’s website.

8. **CALL FOR INSPECTIONS:** With a busy construction season underway, we want to remind everyone again that calling for all required inspections is required by the Building Code. This saves time and money for you, as a contractor, and for the city by eliminating unnecessary visits and phone calls and possible correction orders. All required inspections are listed on the blue inspection card provided to applicants along with an approved permit.

9. **BACKFLOW PREVENTERS:** The Minnesota Plumbing Code (Sec. 710.1) requires installation of backwater valves on sanitary sewer service lines to protect from property damage on a floor level below public manhole cover on streets from backflow of sewage. To comply with this requirement, all new houses will be required to have this valve for protection of fixtures located in basements. Please ask Building Department staff for more clarifications if you have questions with this requirement.

10. **CONTACT:** As always, please contact us with all questions and concerns, by phone, e-mail, or in person. You can always visit our City website for valuable information at <https://ci.marshall.mn.us/main/> where you can find us under the Community Planning Department title. In our next newsletter we will talk about some of the available resources provided there.